142.0	0002	0020.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	871,800 / 871,800
					USE VALUE:	871,800 / 871,800
					ASSESSED:	871,800 / 871,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
58		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GUERNSEY MATTHEW S & DANA H
Owner 2:	
Owner 3:	
Street 1:	58 SCITUATE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PAI ROSHAN -
Owner 2:	NALKUR-PAI PRIYA -
Street 1:	32 BRAINARD AVE
Twn/City:	MEDFORD
St/Prov:	MA Cntry:
Postal:	02155

NARRATIVE DESCRIPTION

This parcel contains 5,102 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 2011 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5102.000	413,400		458,400	871,800
Total Card	0.117	413,400		458,400	871,800
Total Parcel	0.117	413,400		458,400	871,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 433.62 | /Parcel: 433.6

Legal Description

User Acct 91536

GIS Ref

GIS Ref

Insp Date 05/19/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 142.0-0002-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	413,500	0	5,102.	458,400	871,900	871,900	Year End Roll	12/18/2019
2019	101	FV	284,000	0	5,102.	429,800	713,800	713,800	Year End Roll	1/3/2019
2018	101	FV	292,100	0	5,102.	355,300	647,400	647,400	Year End Roll	12/20/2017
2017	101	FV	292,100	0	5,102.	326,600	618,700	618,700	Year End Roll	1/3/2017
2016	101	FV	292,100	0	5,102.	298,000	590,100	590,100	Year End	1/4/2016
2015	101	FV	271,800	0	5,102.	292,300	564,100	564,100	Year End Roll	12/11/2014
2014	101	FV	271,400	0	5,102.	271,600	543,000	543,000	Year End Roll	12/16/2013
2013	101	FV	271,400	0	5,102.	258,500	529,900	529,900		12/13/2012

!10982!

PRINT

Date	Time
12/11/20	01:12:33

LAST REV

Date	Time
03/26/20	15:02:49
danam	
10982	

USER DEFINED

Prior Id # 1:	91536
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PAI ROSHAN,	63041-335		12/10/2013		645,000	No	No		
IERNA CHERYL,	54874-401		6/23/2010		555,000	No	No		
GOUGH GERALD E	32349-362		2/9/2001	Family	1	No	No		
GOUGH GERALD E	32322-557		2/2/2001		360,000	No	No		
	8331-199		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/20/2020	253	Redo Bas	18,000	C				
2/6/2018	127	Add Att	151,440	O				
8/29/2014	1095	Wood Dec	3,000		8/29/2014			Add deck to back o
7/8/2009	562	Redo Bat	11,325					2ND FLR BTH REMODE
9/28/2004	929	Redo Kit	26,000	C		G6	GR FY06	ADD 1/2 BATH
6/24/2003	495	Manual	3,000	C				RENOVATE CLOSET EN

ACTIVITY INFORMATION

Date	Result	By	Name
6/21/2019	Left Notice	DGM	D Mann
6/19/2019	Permit Visit	DGM	D Mann
5/19/2018	Inspected	PH	Patrick H
5/8/2018	MEAS&NOTICE	BS	Barbara S
2/25/2010	Info Fm Prmt	BR	B Rossignol
11/14/2008	Meas/Inspect	355	PATRIOT
4/20/2005	Permit Visit	BR	B Rossignol
4/25/2001	MLS	MM	Mary M
12/7/1999	Inspected	267	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5102		Sq. Ft.	Site		0	80.	1.12	9									458,449						458,400	

Total AC/HA: 0.11713 | Total SF/SM: 5102 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 458,449 | Spl Credit | Total: 458,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.17225814
Const Adj.:	0.98000199
Adj $ / SQ:	143.602
Other Features:	107956
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	433307
Depreciation:	19932
Depreciated Total:	413375

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

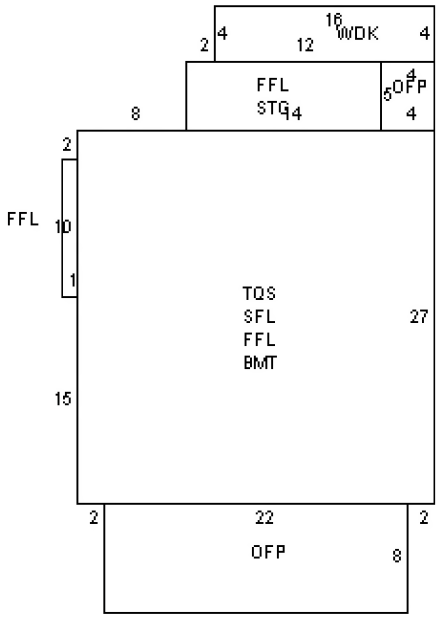
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	143.60
Special Features:	0	Val/Su Net:	135.85
Final Total:	413400	Val/Su SzAd	205.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	782	143.600	112,297
BMT	Basement	702	43.080	30,243
SFL	Second Floor	702	143.600	100,809
TQS	3/4 Story	527	143.600	75,606
OFP	Open Porch	196	24.420	4,786
STG	Storage	70	8.680	608
WDK	Deck	64	15.680	1,004
	Net Sketched Area:	3,043	Total:	325,353

Size Ad	2010.5	Gross Are	3218	FinArea	2011

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

142.0-0002-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc